

# DEVELOPMENT REVIEW BOARD REPORT



MEETING DATE: January 27, 2005

ITEM NO. 3

SUBJECT	<b>Rio Verde Estates</b>
REQUEST	<p>Request Preliminary Plat approval for a 23 Lot Single-Family residential subdivision with amended development standards on a 50+/- acre parcel.</p> <p><b>23-PP-2004</b></p> <p><b>Key Items for Consideration:</b></p> <ul style="list-style-type: none"><li>• This is a new development/subdivision and is proposed on undeveloped vacant land with minimal impact to neighboring properties.</li><li>• This property is located in the upper desert landform and will be developed with a minimal amount disturbance and a maximum amount of preservation to the natural desert.</li></ul>
OWNER	<p>DBR Development 760-728-4343</p>
APPLICANT CONTACT	<p>Len Erie Erie &amp; Associates 602-954-6399</p>
LOCATION	<p>13201 E Rio Verde Drive</p>
BACKGROUND	<p><b>Zoning.</b></p> <p>The site is zoned Single Family Residential District, Environment Sensitive Lands (R1-70 ESL). The R1-70 zoning district allows for 70,000 square foot lots or larger. The surrounding property is zoned Single Family Residential District R1-70 ESL along the sites immediate borders. One half mile south and west of the proposed site is zoned R1-130 ESL and R1-190ESL (State Land) to the north.</p> <p><b>Context.</b></p> <p>This proposed 50-acre subdivision is located at the southwest corner of 132<sup>nd</sup> Street and Rio Verde Drive. The site consists of a 40, and a 10-acre parcel and is bounded on the north by Rio Verde Drive, south by the Oberlin Way alignment, east by the 132<sup>nd</sup> Street alignment and the 129<sup>th</sup> Street alignment along the western property boundary. There are major tributaries along the northern third of the site have a natural flow of east to southeast. There are developed lots along the southwestern property boundary.</p>
APPLICANT'S PROPOSAL	<p><b>Goal/Purpose of Request.</b></p> <p>This is a request for approval of a subdivision plat of 50 acres into 24 lots (approximately 1 home per 2.1 acre). Lots have an average size of 90,750 square feet with the smallest lot having 60,012 square feet, and the largest lot</p>

having 121,990 square feet. One point of access to the subdivision will be from 132<sup>nd</sup> Street to the east. All development will comply with the Dynamite Foothills Area Plan. The proposed roads in the subdivision have been designed to minimize disturbance to the existing native vegetation and washes.

**Development Information.**

1. Existing Use: Open Desert
2. Parcel Size: 50 acres
3. Number of Lots: 24 (1 home per 2.1 acre)
4. Natural Area Open Space:
  - Required: 16.49 acres
  - Provided: 19.00 acres
  - Revege: .98 acres
5. Building Height Allowed: 24 feet

**IMPACT ANALYSIS****Traffic.**

Roads identified, as required infrastructure will be constructed as part of a joint effort between the developer and the City of Scottsdale Capital Projects Division. Internal streets shall be private.

**Airport Vicinity.**

The property is located outside of the airport influence area.

**Water/Sewer.**

The applicant is responsible for new water and sewer infrastructure to service the site, and staff has reviewed and approved water and sewer basis of design studies.

**Police/Fire.**

Rural/Metro Fire Department has reviewed this plat and finds that it conforms to the minimum requirements for fire apparatus access. Police and fire facilities exist at Alma School Road south of Rio Verde Drive. There are no service impacts anticipated.

**Schools.**

Cave Creek Unified School District has been notified of this application. The impact on the school district will be 8-10 additional students.

**Open space/Scenic Corridors.**

Open space will be provided within the washes and partially around the building envelopes, and is consistent with the Environmental Design Master Design Concept.

**Other Boards and Commissions.**

The site was rezoned with case 113-ZN-1984 approved March 5, 1985.

STAFF  
RECOMMENDATION      **Recommended Approach:**  
Staff recommends approval, subject to the attached stipulations.

RESPONSIBLE DEPT  
(S)      **Planning and Development Services Department**  
Current Planning Services

STAFF CONTACT (S)      Greg Williams  
Senior Planner  
480-312-4205  
E-mail: [gwilliams@ScottsdaleAZ.gov](mailto:gwilliams@ScottsdaleAZ.gov)

APPROVED BY      \_\_\_\_\_  
Greg Williams  
Report Author

\_\_\_\_\_  
Randy Grant  
Chief Planning Officer  
Phone: 480-312-7995  
E-mail: [rgrant@scottsdaleAZ.gov](mailto:rgrant@scottsdaleAZ.gov)

ATTACHMENTS      1.      Applicant's Narrative  
2.      Context Aerial  
2A.    Close-Up Aerial  
3.      Zoning Map  
4.      Preliminary Plat  
5.      Building Envelope Concept Plan  
A.      Fire Ordinance Requirement  
B.      Stipulations/Zoning Ordinance Requirements

**Use Permit Application Narrative for:  
Rio Verde Estates – Scottsdale, Arizona  
EA #1853.01**

**Location**

The site for the proposed Rio Verde Estates is currently undeveloped vacant desert located at the southwest corner of 132<sup>nd</sup> Street and Rio Verde Drive. The property is surrounded by vacant desert as well as existing ranches and homes. The 50-acre property is zoned R1-70 ESL (Environmentally Sensitive Lands).

**Introduction**

The main objective of this new community is to provide a neighborhood that provides the opportunity to enjoy the abundant open space amenities provided by this project.

**Environmental Conditions**E. S.L.O. Landform

The Rio Verde Estates is located within the Upper Desert Landform of the Environmentally Sensitive Lands (ESL) area of Scottsdale. All Natural Area Open Space (NAOS) requirements will be based on this landform. No boulder features, bedrock, steep slopes, or unstable slopes are present on the site.

Topography & Slope

The onsite topography varies from generally flat floodplain and wash area, to steeper ridge and hill formations. The land generally falls from west to east at an average slope in the wash area of 2-3%. One large floodplain flows from west to east across the site. Two small washes flowing from west to east on the northerly portion of the site have been designated as 404 Jurisdictional areas.

### Vegetation/Site Features

The site vegetation includes the native plants found in the Sonoran Desert of North Scottsdale. Several significant features are found onsite including the 404 washes and a small earthen dike. The main features are the two 404 washes as described above. The earthen dike is 2-3 feet high and diverts flow east northeast for approximately 300 feet.

### Hydrology Analysis

Erie & Associates, Inc. has prepared a preliminary hydrology analysis of the site, and has been submitted under separate cover.

### Archaeology Survey

An archaeology survey and report of significant findings has been included with this submittal.

## **Request**

### Plan Summary

- Existing Zoning	R1-70 ESL
- Site Area (Gross)	± 50.0 Acres
- Maximum Dwelling Unit Allowed (0.55 units/acre)	27
- Dwelling Units Requested	23
- N.A.O.S. Required:	33% (16.49 ac.)
- NAOS Provided	42% (20.92 ac.)
- Maximum Height (per ESL Ordinance)	24'

### Development Concept

DBR Development proposes to build a subdivision with high-end custom homes. Lots will range from 60,000 square feet to over 100,000 square feet in area. The construction of custom homes allows for the preservation of a portion of the natural washes onsite. Access will be provided via 132<sup>nd</sup> Street.

### Lighting

No lighting is proposed onsite, which promotes a dark sky as desired for this area of Scottsdale.

### Landscape Development

Landscaping for the project will consist of natural Sonoran and other desert plants.

### Trails Component

With strong equestrian influence present in this area of Scottsdale, numerous trail elements will be integrated with this project. Public trails will run along the Rio Verde scenic corridor and down thru the major wash corridor on the north. The trails will link with the city's regional trails system linking numerous regional destinations within the community. All new public trails will be field staked with the assistance of the city's trail coordinator prior to construction.

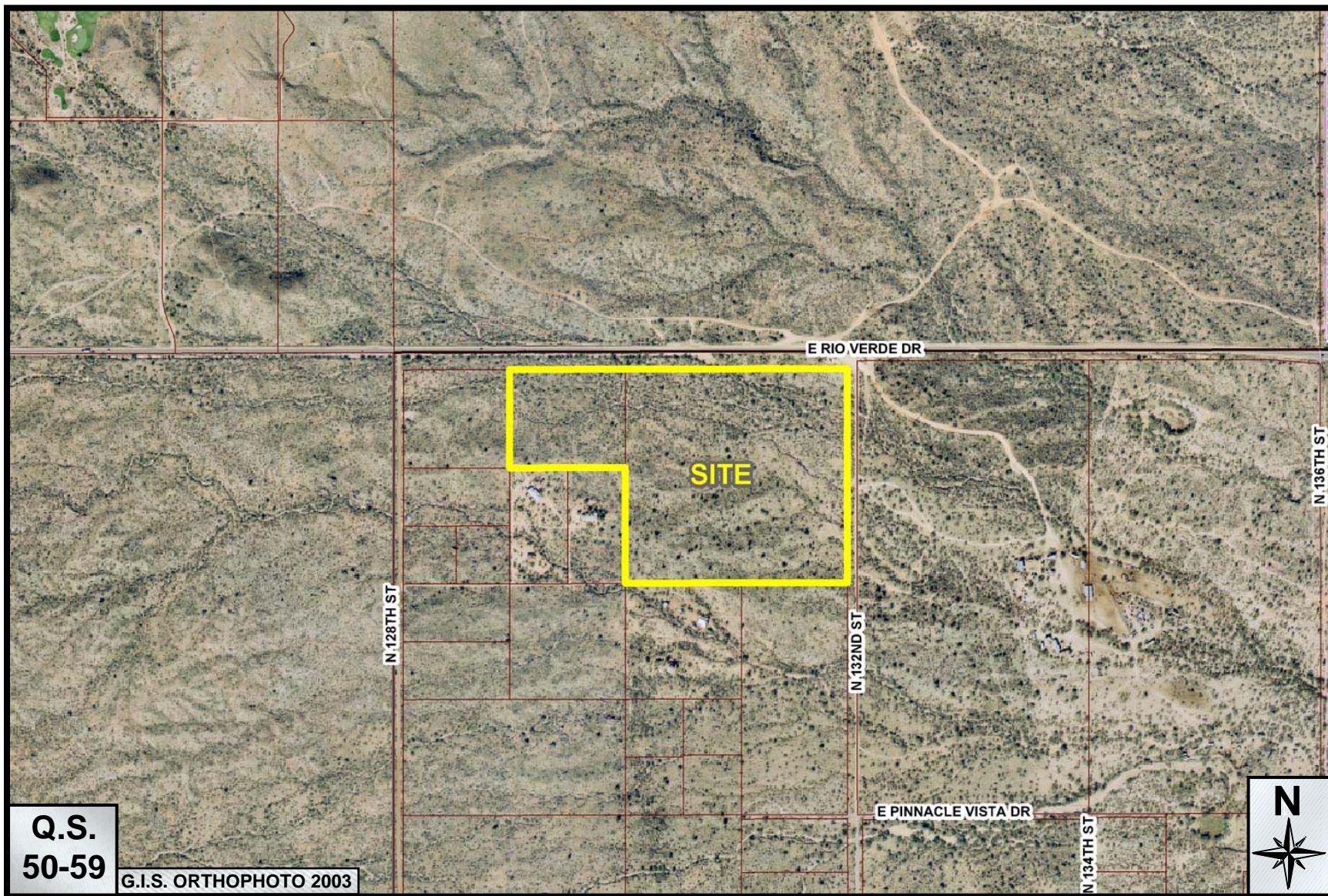
### Development Standards

Proposed amended development standards are attached.

### Public Participation Program

DBR Development, the master developer, will communicate with adjacent neighbors throughout the entire review of this project. All comments received will be provided to the City staff as Rio Verde Estates progresses.



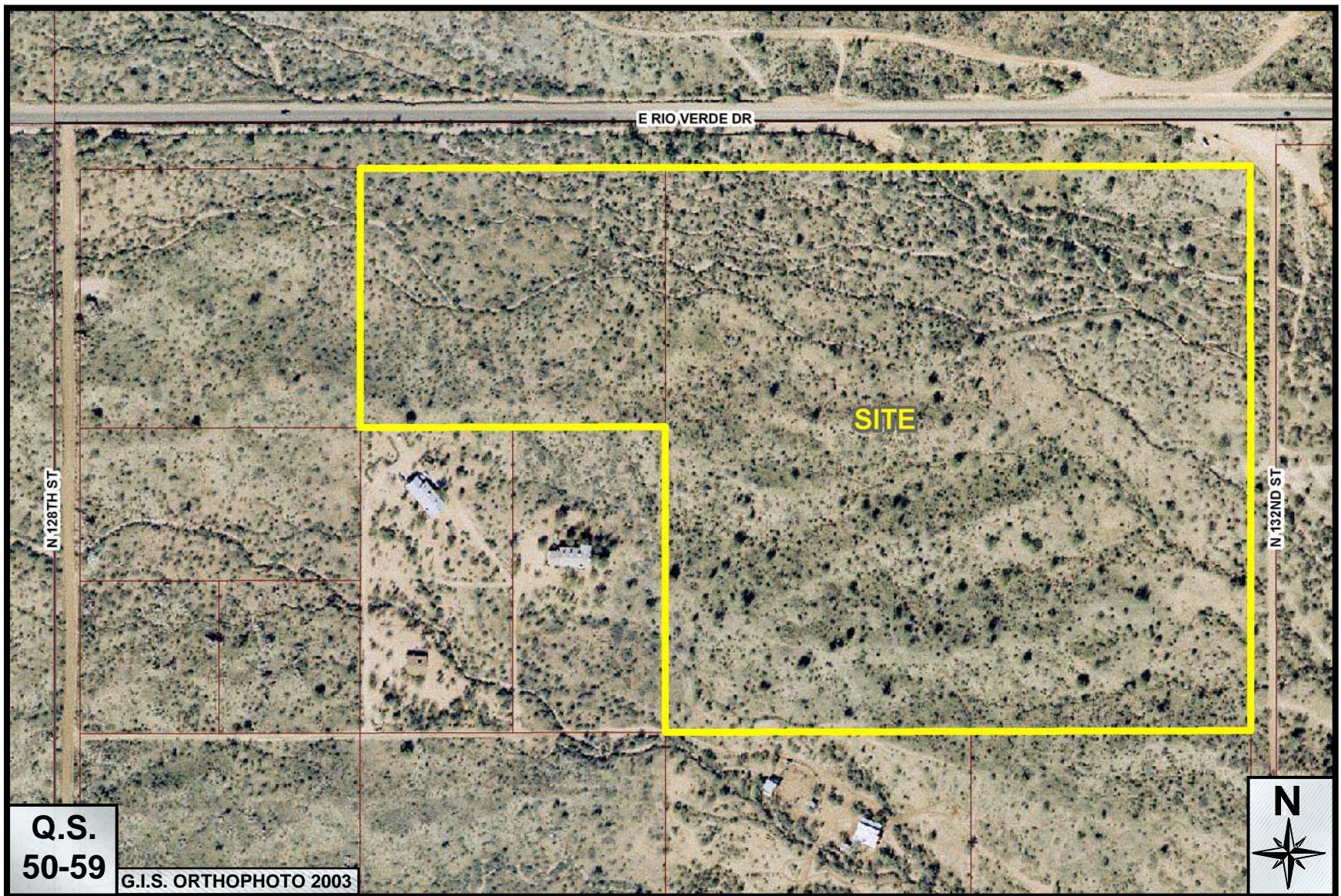


Rio Verde Estates

**23-PP-2004**

ATTACHMENT #2



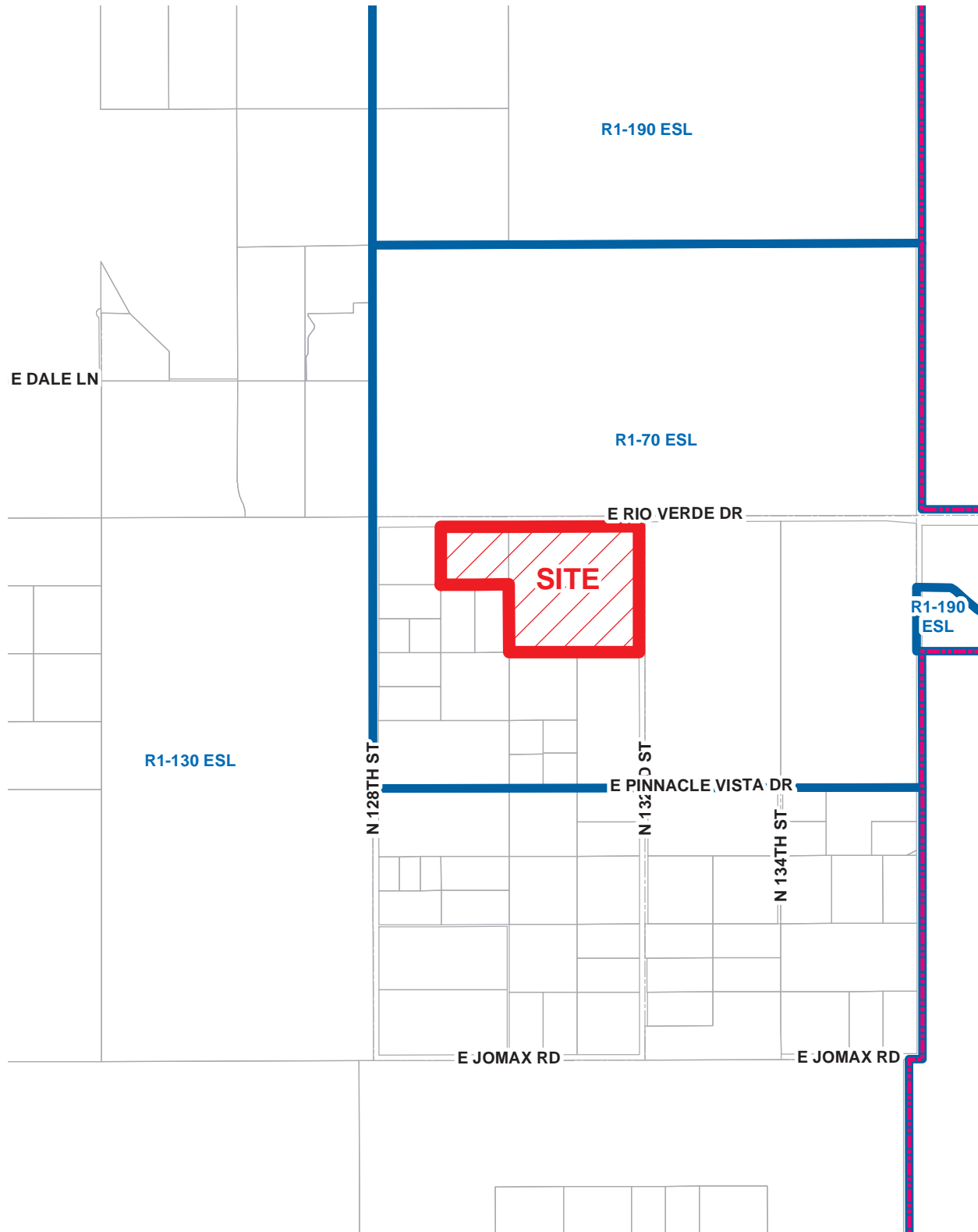


Rio Verde Estates

**23-PP-2004**

ATTACHMENT #2A





# 23-PP-2004

ATTACHMENT #3

LINE	LENGTH	BEARING
L1	83.18'	N88°03'00"W
L2	43.18'	N53°24'54"E
L3	14.99'	N72°40'52"E
L4	79.49'	N52°11'42"W
L5	107.72'	N52°11'42"W
L6	79.49'	N52°11'42"W
L7	13.28'	N86°10'59"E
L8	13.28'	S10°34'24"E
L9	58.14'	S81°38'33"W
L10	191.57'	S81°38'33"W
L11	24.81'	S81°38'33"W
L12	58.62'	N86°35'56"W
L13	58.62'	N86°35'56"W
L14	58.62'	N86°35'56"W
L15	84.84'	N89°38'42"W
L16	82.85'	N49°03'14"W
L17	118.58'	N49°03'14"W
L18	85.87'	S89°39'58"W
L19	87.73'	S82°15'58"E
L20	148.31'	N49°03'14"W
L21	68.23'	N89°57'24"W
L22	88.63'	N89°57'24"W
L23	25.83'	N89°57'24"W
L24	48.19'	S88°02'36"W
L25	48.19'	N89°57'24"W
L26	68.59'	S88°02'36"W
L27	68.59'	S88°02'36"W
L28	99.58'	S85°29'02"E
L29	143.47'	S84°30'48"W
L30	128.83'	S84°30'48"W
L31	23.18'	N17°03'11"W
L32	68.00'	S77°54'12"E

#### NAOS SUMMARY



NAOS AREA REQUIRED = 18.40 ACRES  
 UNDISTURBED NAOS PROVIDED = 18.92 ACRES  
 REVEGETATED NAOS PROVIDED = 0.88 ACRES  
 TOTAL NAOS PROVIDED = 19.80 ACRES  
 REVEGETATED NAOS = 5% OF TOTAL PROVIDED

# RIO VERDE ESTATES PRELIMINARY PLAT

A SUBDIVISION OF A PORTION OF SECTION 36, TOWNSHIP 5 NORTH, RANGE 5 EAST,  
 OF THE GILA AND SALT RIVER BASE & MERIDIAN, MARICOPA COUNTY, ARIZONA.

#### LEGAL DESCRIPTION

THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF  
 THE NORTHWEST QUARTER AND

THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF  
 SECTION 36 TOWNSHIP 5 NORTH, RANGE 5 EAST OF THE  
 GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA  
 COUNTY, ARIZONA.

#### SITE DATA

GROSS AREA = 58.81 ACRES  
 NET AREA = 45.88 ACRES

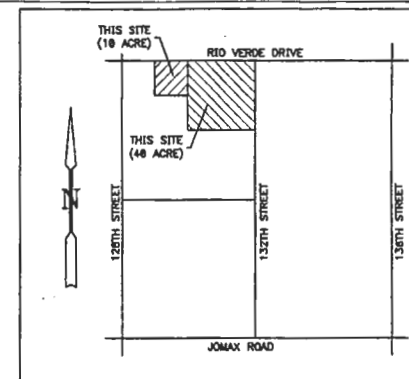
#### CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA
C1	52.14'	48.00'	84°56'58"
C2	72.66'	48.00'	90°38'17"
C3	58.64'	48.00'	83°04'48"
C4	15.47'	48.00'	19°15'59"
C5	15.47'	48.00'	19°15'59"
C6	11.22'	245.00'	82°37'29"
C7	109.82'	245.00'	25°29'42"
C8	136.98'	225.00'	34°52'34"
C9	254.68'	285.00'	71°10'20"
C10	142.53'	225.00'	36°17'45"
C11	126.31'	245.00'	29°32'22"
C12	52.32'	88.00'	37°28'19"
C13	25.78'	48.00'	32°09'42"
C14	58.85'	48.00'	75°47'42"
C15	17.72'	48.00'	22°04'33"
C16	26.83'	48.00'	33°29'24"
C17	45.25'	188.00'	14°24'14"
C18	58.28'	200.00'	14°24'14"
C19	55.31'	220.00'	14°24'14"
C20	87.37'	220.00'	17°32'42"
C21	61.24'	200.00'	17°32'42"
C22	55.12'	188.00'	17°32'42"
C23	57.11'	88.00'	40°54'18"
C24	71.39'	188.00'	40°54'18"
C25	237.11'	628.00'	34°45'19"
C26	484.72'	688.00'	38°38'51"
C27	179.21'	588.00'	17°42'11"

#### CURVE TABLE CONTINUED

CURVE	LENGTH	RADIUS	DELTA
C28	138.97'	628.00'	12°58'35"
C29	171.28'	588.00'	16°55'13"
C30	98.85'	288.00'	28°13'42"
C31	228.86'	308.00'	43°42'38"
C32	198.35'	328.00'	34°04'53"
C33	114.75'	288.00'	23°28'48"
C34	32.83'	328.00'	85°52'41"
C35	95.34'	228.00'	24°48'44"
C36	127.51'	288.00'	36°31'47"
C37	114.78'	188.00'	36°31'47"
C38	44.93'	228.00'	11°42'03"
C39	45.52'	828.00'	83°10'58"
C40	218.03'	788.00'	14°08'56"
C41	232.18'	888.00'	16°37'58"
C42	183.89'	828.00'	12°58'08"
C43	4.38'	48.00'	85°28'15"
C44	9.87'	48.00'	12°17'48"
C45	15.58'	48.00'	19°18'04"
C46	37.84'	48.00'	47°07'33"
C47	32.34'	48.00'	48°16'57"
C48	24.92'	48.00'	31°02'07"
C49	68.95'	48.00'	73°54'48"
C50	18.23'	48.00'	22°42'43"
C51	85.67'	128.00'	48°54'18"
C52	28.84'	328.00'	83°44'58"
C53	38.89'	48.00'	38°13'39"
C54	58.18'	88.00'	41°48'03"

LOT NUMBER	LOT AREA (SF)	BUILDING ENVELOPE AREA (SF)
1	78,858	21,417
2	78,473	21,849
3	78,953	28,983
4	87,417	27,476
5	68,837	20,252
6	68,282	22,446
7	78,766	38,244
8	87,859	28,889
9	68,228	26,554
10	68,398	18,716
11	68,135	27,623
12	78,848	35,684
13	68,612	22,618
14	68,848	24,318
15	78,885	21,638
16	189,584	12,832
17	89,585	17,872
18	71,374	17,388
19	82,333	22,688
20	85,898	21,889
21	89,082	22,815
22	169,788	18,758
23	187,835	19,288
24	121,888	23,237



#### VICINITY MAP

#### APPLICANT/SUBDIVIDER

DENNIS ROBBINS  
 DBR DEVELOPMENT  
 P.O. BOX 849  
 BONSALL, CALIFORNIA 92003  
 (TEL) 766-728-4323  
 (FAX) 766-728-8698

#### SURVEYOR/ENGINEER

ERIE & ASSOCIATES, INC.  
 3128 NORTH 24TH STREET  
 PHOENIX, ARIZONA 85016  
 ATTN: LEN ERIC, P.E., L.S.  
 PH. 885-454-8598 FAX. 882-954-8881

#### PROPERTY OWNER

DENNIS ROBBINS  
 DBR DEVELOPMENT  
 P.O. BOX 849  
 BONSALL, CALIFORNIA 92003  
 (TEL) 766-728-4323  
 (FAX) 766-728-8698

#### 100 YEAR WATER SUPPLY

THIS SUBDIVISION HAS AN  
 ASSURED 100 YEAR WATER  
 SUPPLY PER THE ARIZONA  
 DEPARTMENT OF WATER RESOURCES.

#### FEMA FIRM MAPS

FLOODZONE - ZONE "D"  
 PER MAP# - 84813C1288 E  
 DATED - JULY 19, 2001

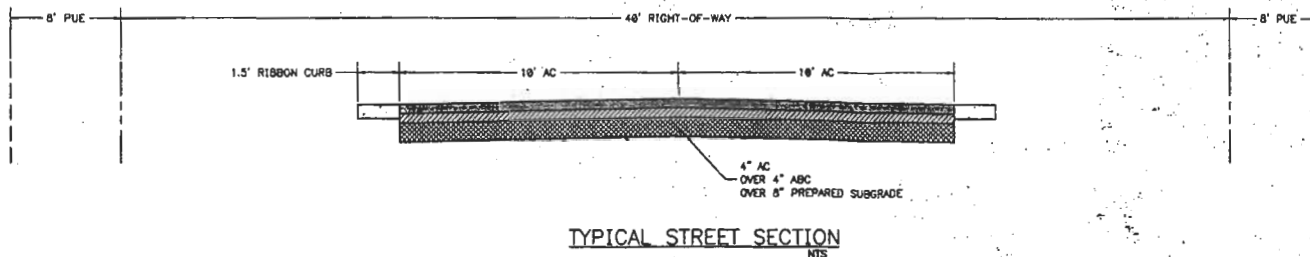
#### BENCHMARK

BENCH MARK IS A 3/4" IRON PIN  
 APPROXIMATELY 38 FT N AND 25 FEET  
 EAST OF THE NORTHEAST CORNER OF  
 SEC 36, ELEVATION=2482.34 COS 6382

#### SURVEYOR'S CERTIFICATION

THIS IS TO CERTIFY THAT THE SURVEY AND  
 SUBDIVISION OF THE PREMISES DESCRIBED AND  
 PLATTED HEREIN WERE MADE UNDER MY  
 DIRECTION DURING THE MONTH JANUARY, 2004  
 THAT THIS SURVEY IS COMPLETE AS SHOWN,  
 THAT THE MONUMENTS AND LOT CORNERS  
 SHOWN ACTUALLY EXIST OR WILL BE  
 PERMANENTLY SET BY COMPLETION OF  
 CONSTRUCTION AND THAT THEIR POSITIONS ARE  
 CORRECTLY SHOWN, AND THAT SAID MONUMENTS  
 ARE SUFFICIENT TO ENABLE THE SURVEY TO BE  
 RE-TRACED.

LEONARD J. ERIC II, R.L.S. NO. 16529



TYPICAL STREET SECTION  
NTS

23-PP-2004  
 REV: 12/29/2004

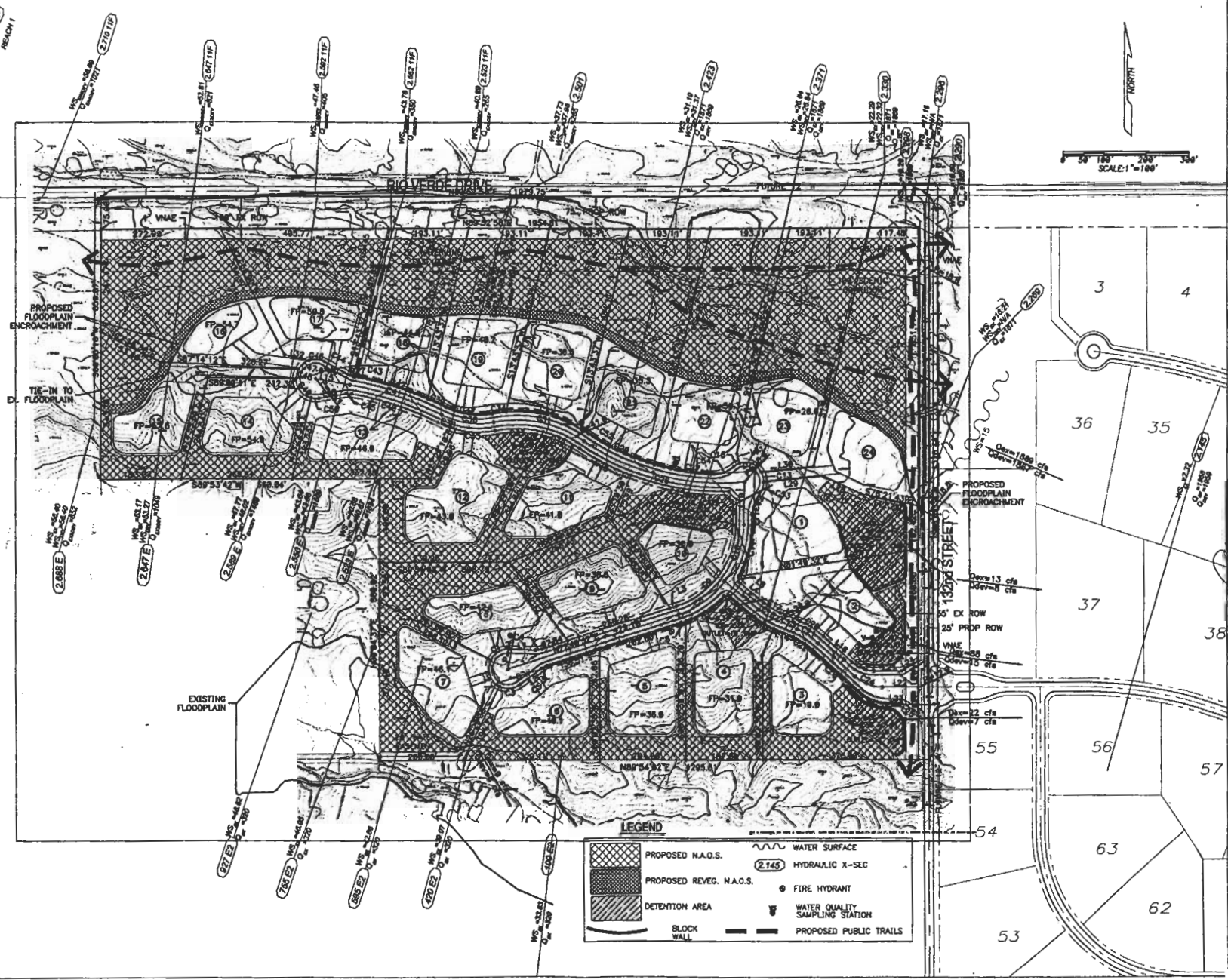
C.O.S. ID# 241 PA 2004

RIO VERDE ESTATES  
PRELIMINARY PLAT



ERIE & ASSOCIATES, INC.  
 3128 NORTH 24TH STREET  
 PHOENIX, ARIZONA 85016  
 ATTN: LEN ERIC, P.E., L.S.  
 PH. 885-454-8598 FAX. 882-954-8881

JOHN J. ERIC II  
 DATE: 12/29/2004  
 SCALE: N/A  
 DRAWN: JAL  
 CHECKED: JAL  
 DESIGNED: JAL



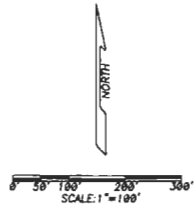
# RIO VERDE ESTATES PRELIMINARY PLAT

20  
THIRD  
CLASS  
CITY OF  
PHOENIX

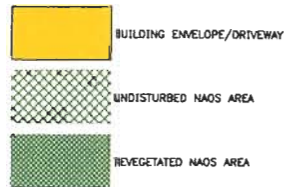


JOB NO. 23-PP-2004  
DATE 12/29/2004  
SCALE 1"=100'  
DRAWN J.A.L.  
CHECKED J.A.L.  
8/26/7/04





LOT NUMBER	LOT AREA (SF)	BUILDING ENVELOPE AREA (SF)
1	70,050	21,417
2	70,473	21,649
3	78,953	28,893
4	67,417	27,476
5	60,037	29,252
6	60,262	22,446
7	76,786	38,244
8	67,059	28,869
9	60,220	26,554
10	60,390	16,716
11	60,135	27,825
12	79,940	35,084
13	60,012	22,616
14	60,048	24,318
15	70,095	21,630
16	109,504	12,832
17	89,585	17,872
18	71,374	17,308
19	82,333	22,689
20	85,090	21,869
21	99,852	22,815
22	189,788	18,750
23	107,935	19,206
1	121,990	23,237



# RIO VERDE ESTATES CONSTRUCTION ENVELOPE EXHIBIT



JC# 140 1803.07  
 DATE 10/09/2004  
 SCALE 1"=100'  
 DRAWING A/E  
 DESIGN A/E  
 CHECKED A/E  
 SHEET NO

1 OF 1

23-PP-2004  
 REV: 12/29/2004

RIO VERDE ESTATES  
13201 E. VERDE DR  
REVISED  
SCOTTSDALE, AZ.

**FIRE ORDINANCE REQUIREMENTS**

(INCORPORATE THE DESIGNATED STIPULATIONS INTO FINAL PLAT)

- ☒ 1. PREMISES IDENTIFICATION TO BE LEGIBLE FROM STREET OR DRIVE & MUST BE ON ALL PLANS.
- ☐ 2. FIRE LANES & EMERGENCY ACCESS SHALL BE PROVIDED & MARKED IN COMPLIANCE WITH CITY ORDINANCE & IFC AT THE FOLLOWING LOCATIONS.
- \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_
- ☒ 3. IT IS THE DEVELOPERS RESPONSIBILITY TO DETERMINE ULTIMATE COMPLIANCE WITH THE FAIR HOUSING AMENDMENTS ACT & AMERICANS WITH DISABILITIES ACT & INCORPORATE SAME INTO THEIR BUILDING PLANS.
- ☒ 4. PROVIDE A KNOX ACCESS SYSTEM:
- ☐ A. KNOX BOX
- ☐ B. PADLOCK
- ☒ C. KNOX OVERRIDE & PRE-EMPTION STROBE SWITCH FOR AUTOMATIC GATES.
- ☐ 5. ADD 2-1/2" WET FIRE HOSE VALVES (NSHT) IF FLOOR AREA EXCEEDS 10,000 SQ. FT. PER FLOOR LEVEL AND/OR IF FIRE DEPT. ACCESS IS LIMITED TO LESS THAN 360°. \_\_\_\_\_
- ☒ 6. PROVIDE ALL WEATHER ACCESS ROAD (MIN. 16') TO ALL BUILDINGS & HYDRANTS FROM PUBLIC WAY DURING CONSTRUCTION.
- ☒ 7. NUMBER OF FIRE HYDRANTS REQUIRED, -04-. DEVELOPER SHALL HAVE THE REQUIRED HYDRANTS INSTALLED & OPERABLE PRIOR TO THE FOOTING INSPECTION. HYDRANTS SHALL BE SPACED AT A MAXIMUM OF \_\_\_\_\_ AT \_\_\_\_\_ GPM. THE DEVELOPER SHALL MAKE THE C.O.S. APPROVED CIVIL WATER PLANS AVAILABLE TO THE FIRE SPRINKLER CONTRACTOR.
- ☒ 8. SPRINKLER SYSTEM SHALL BE INSTALLED TO COMPLY WITH MINIMUM NFPA CRITERIA 2002 EDITION & SCOTTSDALE REVISED CODES. SYSTEMS WITH 100 HEADS OR MORE SHALL HAVE OFF-SITE MONITORING. AFTER BUILDING PLAN REVIEW, INSTALLING CONTRACTOR SHALL SUBMIT (3) THREE COMPLETE SETS OF DRAWINGS & HYDRAULIC CALCULATIONS REVIEWED BY A MINIMUM NICET III DESIGN TECHNICIAN.
- ☒ 9. MODIFIED NFPA 13-D SYSTEM (2002 EDITION) WITH RESIDENTIAL QUICK RESPONSE SPRINKLER HEADS.
- ☐ 10. MODIFIED NFPA 13R SYSTEM (2002 EDITION) WITH RESIDENTIAL QUICK RESPONSE SPRINKLER HEADS IN DWELLING UNITS & ATTIC AREAS FED FROM SEPARATE FIRELINE PER C.O.S. ORDINANCE & INTERPRETATIONS & APPLICATIONS. CALCULATE UP TO FOUR REMOTE HEADS & 900 SQ FT MIN. IN ATTIC.
- ☐ 11. NFPA (2002 EDITION) COMMERCIAL SYSTEM / DESIGN CRITERIA:
- ☐ 12. BACKFLOW PREVENTION WILL BE REQUIRED ON VERTICAL RISER FOR CLASS 1 & 2 FIRE SPRINKLER SYSTEMS PER SCOTTSDALE REVISED CODE.
- ☒ 13. FIRELINE, SPRINKLER & STANDPIPE SYSTEM SHALL BE FLUSHED & PRESSURE TESTED PER NFPA STANDARDS & SCOTTSDALE REVISED CODES.
- ☐ 14. FDC SIAMESE CONNECTIONS FOR SPRINKLERS AND/OR STANDPIPES WILL BE LOCATED PER ORDINANCE AND/OR AT AN APPROVED LOCATION. MINIMUM SIZE 2-1/2 x 2-1/2 x \_\_\_\_\_ (NSHT)
- ☐ 4' TO 8' BACK OF CURB; INDEP. WET LINE.
- ☐ WALL MOUNTED - 15' CLEAR OF OPENINGS.
- ☒ 15. ALL STREETS & PRIVATE DRIVEWAY SHALL BE DESIGNED TO A MIN. 100 YEAR STORM FOR EMERGENCY VEHICLE ACCESS. " NO ON STREET PARKING " PROVIDE A LOOPED UNDERGROUND WATER MAIN SYSTEM.

**ATTACHMENT A**

## **Stipulations for Case: 23-PP-2004**

### **Case Name: Rio Verde Estates**

Unless otherwise stated, the developer agrees to complete all requirements prior to final plan approval, to the satisfaction of Project Coordinator and the Final Plans staff.

### **Applicable Documents, Plans, And Relevant Cases**

1. The improvement plans and plat shall be in substantial conformance to the following documents except as required by the Revised Scottsdale City Code, and the stipulations herein:

#### **General Documents**

- a. The location and configuration of all site improvements shall be constructed to be consistent with the Preliminary Plat submitted by Erie & Associates, INC., dated 12/29/2004 by City staff.
- b. The Design Standards and Policies Manual (DS&PM).

#### **Planning Documents**

- c. Each lot shall be constructed to comply with the Amended Development Standards submitted by Erie & Associates, INC., dated 01/05/2005 by City staff.
- d. Landscaping, including quantity, size, and location of materials shall be installed to be consistent with the conceptual landscape plan submitted by LVA, dated 11/24/2004 by City staff.
- e. The Conceptual Walls Design by LVA, dated 11/24/2004 by City staff.
- f. The NAOS, including quantity, size, and location shall be installed to be consistent with the Natural Area Open Space (NAOS) Analysis exhibit submitted by Erie & Associates, INC., dated 01/05/2005 by City staff.

#### **Engineering Documents**

- g. Master Drainage Plan for RIO VERDE ESTATES; prepared by Erie & Associates, approved on September 14, 2004 .
- h. Preliminary Drainage Report for RIO VERDE ESTATES ; prepared by Erie & Associates, dated September 13, 2004.
- i. Preliminary Grading and Drainage Plan for RIO VERDE ESTATES ; prepared by Erie & Associates , dated September 13, 2004.
- j. Water System Basis of Design Report for RIO VERDE ESTATES; prepared by Erie & Associates , dated September 13, 2004.
- k. Wastewater System Basis of Design Report for RIO VERDE ESTATES; prepared by Erie & Associates, dated September 13, 2004.

#### **Relevant Cases**

- l. At the time of review, the applicable Zoning case for the subject site was:113-ZN-1984

### **Subdivision Plat Requirements**

#### **Subdivision Design**

#### **DRB Stipulations**

2. The final plat and the final improvement plans shall identify the ownership, use and the maintenance responsibilities of any land not used for residential lots.



3. The homeowners' association shall be responsible for the maintenance of the exterior walls. The developer shall note this requirement on the final plat.
4. Provide the following note on the final plat: Each lot contains a maximum building construction envelope approved by the City of Scottsdale's Development Review Board. The building envelope exhibit is on file at the City of Scottsdale. No buildings shall be located outside of the construction envelope.
5. Provide the following note to the final plat: Land designated as Natural Area Open Space (NAOS) shall be permanently maintained as natural desert space pursuant to the City of Scottsdale's Environmentally Sensitive Lands Ordinance. Designated NAOS areas shall not be accepted for the maintenance, or property ownership by the City of Scottsdale without expressed action of the City of Scottsdale's City Council. Before any improvement is accepted, it shall meet City standards. Failure to maintain the designated NAOS areas could result in a civil action brought by the City for costs incurred by the City of Scottsdale for maintenance and preservation.
6. The minimum total NAOS to be dedicated for this project shall be 19 acres.
7. Wash Modification shall be approved prior to final plans submittal.
8. Add the following note on final plat: This plat has dedicated a total of 19 acres of NAOS. Natural Area Open Space as dedicated by this plat shall never be released or reduced unless equal size and quality NAOS area is provided

#### **Ordinance**

- A. The developer shall provide a separate, dimensioned, building envelope exhibit with the final plat review.
- B. All cuts and fills exceeding eight (8) feet shall return for separate Development Review board approval.
- C. Building height for all structures shall comply with ESLO requirements.

#### **Street Dedication Requirements**

##### **DRB Stipulations**

The developer shall construct right-turn and left-turn lanes on Rio Verde Drive @ its intersection with 132<sup>nd</sup> Street.

#### **Ordinance**

- D. The developer shall provide the following street rights-of-way:

<b>STREET NAME</b>	<b>STREET TYPE</b>	<b>R.O.W. DEDICATION</b>
132 <sup>nd</sup> Street	Local Collector	25 feet (half) See note "A"
Rio Verde Drive	Parkway	75 feet (half)
Internal Street	Local Residential	40' (full width) – per Design Guidelines & Policies for ESL. Design Standards, per Fig. 700-5, Local Residential Street, and 700-6, Residential Cul-de-sac Street

Note "A" – The developer shall be responsible for ½ street improvement of 132<sup>nd</sup> Street.

#### **Easements**

##### **DRB Stipulations**

9. Vista Corridor

- a. All watercourses with a 100-year peak flow rate of 750 cfs or greater, shall be dedicated as Vista Corridors on the final plat. Each Vista Corridor shall be established by a continuous scenic easement. The minimum width of the Vista Corridor easement shall be one hundred feet and shall include, at a minimum, any existing low flow channels, all major vegetation, and the area between the tops of the banks of the watercourses.
- b. All Vista Corridors shall be left in a natural state unless disturbed by infrastructure improvements as approved by the Development Review Board.

10. Trail Easement:

- a. Prior to final plan approval, the developer shall dedicate a public trail easement as wide as the vista corridor easement along the main wash located to the north of this subdivision. The applicant shall be responsible for coordinating the approved trail alignment with the City's Trail Coordinator. The alignment shall be determined prior to submission of final plans.

11. Sight Distance Easements

- a. Sight distance easements shall be dedicated over sight distance triangles. Sight distance triangles shall be pursuant to figures: 3.1-13 and 3.1-14 of Section 3.1 of the City's Design Standards and Policies Manual, published December 1999.
- b. Provide the following note on final plat: Sight distance easements shall be clear of landscaping, signs, or other visibility obstructions between 2 feet and 7 feet as determined by the City of Scottsdale.

12. Vehicular Non-Access Easement:

- a. Prior to final plan approval, the developer shall dedicate a 1-foot wide vehicular non-access easement along the property frontage on 132<sup>nd</sup> Street and Rio Verde Drive except at the approved driveway location on 132<sup>nd</sup> Street.

13. Indemnity Agreements:

- a. When substantial improvements or landscaping are proposed within a utility easement, an indemnity agreement shall be required. The agreement shall acknowledge the right of the City to access the easement as necessary for service or emergencies without responsibility for the replacement or repair of any improvements or landscaping within the easement.

14. Emergency Access Easement:

- a.

**Ordinance**

E. Drainage Easement:

- (1) Drainage and flood control easements shall be dedicated to the City to the limits of inundation for all vista corridor washes, for all washes having a discharge rate of \_\_\_\_ cfs or more, for all FEMA regulatory floodways to the extent of the 100-year base flood elevation, and for all stormwater storage basins. The plat shall state that all drainage and flood control easements shall be dedicated to the City with maintenance responsibility for drainage facilities and detention basins to be that of the property owner and/or the Homeowners Association.

F. Waterline and Sanitary Sewer Easements:

- (1) Before the issuance of any building permit for the site, the developer shall dedicate to the City, in conformance with the Scottsdale Revised Code and the Design Standards and Policies Manual, all water and sewer easements necessary to serve the site.

G. Vista Corridor Easements:

- (1) All vista corridor easements shall be dedicated to the City as drainage and flood control easements, with maintenance the responsibility of the owner.

H. Public Utility Easement:

- (1) An 8-foot wide public utility easement shall be dedicated along both sides of internal streets. The 8-foot wide easements may be reduced or eliminated upon approval of the public utility companies.

I. An Natural Area Open Space Easement (NAOS):

- (1) A NAOS easement shall be dedicated to the City of Scottsdale for all areas designated as NAOS.

**Other**

**DRB Stipulations**

15. Well Site Dedication:

- a. Unless otherwise agreed to in writing by the Asset Management Coordinator, each tract or lot dedicated to the City shall be: (1) conveyed by a general warranty deed, and (2) accompanied by a title policy in favor of the City, both to the satisfaction of city staff as designated by the Asset Management Coordinator.

16.

**Final Improvement Plan Requirements**

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**PLANNING**

**Walls, And Fence Design**

**DRB Stipulations**

17. Walls within a sight visibility triangle shall not exceed 2'-0" measured from nearest street line as described in the DS&PM.

**Ordinance**

- J. Walls located within the required front yard shall comply with the height restrictions of the zoning district.
- K. Site walls where permitted by this ordinance shall be setback a minimum of fifteen (15) feet from any side or rear property line.
- L. Signage shall obtain separate review and approval.
- M. All walls and fence colors shall not exceed a light reflective value of 35 percent. All wall and fence colors shall not exceed a value of six (6) and a chroma of six (6) as indicated in the *Munsull Book of Color* on file in the Planning Systems department.

**Natural Area Open Space (NAOS)**

**DRB Stipulations**

18. Any NAOS that is dedicated over a Public Utility Easement shall be counted as revegetated NAOS.
19. NAOS shall not be dedicated within 5-feet of any building
20. NAOS areas dedicated within 10-feet of any building shall considered revegetated NAOS.
21. NAOS areas dedicated within 5-feet of any wall shall considered revegetated NAOS.

**Ordinance**

- N. All NAOS areas shall meet minimum widths and contiguous areas to count towards NAOS requirements.
- O. No structures shall be allowed within the dedicated NAOS area.
- P. All areas that are disturbed and indicated to be dedicated NAOS, shall be shown and counted as revegetated NAOS.



- Q. The NAOS dedications shall not be accepted within roadway easements or row. The NAOS graphic shall be revised to exclude all areas within the existing roadway easements, unless an abandonment of said easements is approved through the City Council.
- R. The maximum allowable revegetated NAOS shall not exceed 30 percent of the total NAOS to be dedicated.

### **Construction Envelope Exhibit**

#### **DRB Stipulations**

- 22. Add the following note to the final construction envelope exhibit: "Modification to the building envelope exhibit shall require the approval of the Development Review Board."
- 23. The construction envelope exhibit shall be revised to show the dimension between the property line and the envelope boundary. This distance shall not be less than thirty (30) feet where NAOS is dedicated.

#### **Ordinance**

- S. The developer shall provide a dimensioned construction envelope exhibit with the improvement plan review.
- T. The construction envelope exhibit shall clearly show the locations of the boulder features and dimension the required non-development 20-foot setback.
- U. With the exception of the driveways, the proposed construction envelopes shall not exceed the minimum required setbacks.

### **Landscape Design**

#### **DRB Stipulations**

- 24. Upon removal of the salvageable native plants the salvage contractor shall submit a completed Native Plant Tracking Form as well as a list identifying the tag numbers of the plants surviving salvage operations to the City's Inspection Services Unit within 3 months from the beginning of salvage operations and/or prior to the issuance of the Certificate of Occupancy.
- 25. Salvaged vegetation shall be incorporated into the landscape design.
- 26. All disturbed areas shall be re-landscaped with plant material and plant densities to match the adjacent undisturbed desert.
- 27. Provide the following note: Area within a sight distance triangle shall be clear of landscaping, signs, or other visibility obstructions with a height greater than 2 feet. Trees within a sight distance triangle shall have a canopy that begins at 7 feet in height upon installation. All heights are measured from nearest street line.
- 28. All roadway tracts shall be landscaped as part of the subdivision improvements and be maintained by the developer and/or homeowner association.

#### **Ordinance**

- V. All plant material utilized to revegetate disturbed areas shall be plant material selected from the City of Scottsdale's Environmentally Sensitive Lands Indigenous Plant palette, unless otherwise permitted under the Environmentally Sensitive Lands Indigenous Ordinance.

### **Exterior Lighting Design**

#### **DRB Stipulations**

- 29. No lighting shall be permitted in dedicated NAOS easements, and Vista Corridor easements.
- 30. All exterior luminaries shall meet all IESNA requirements for full cutoff with the exception of landscape lighting, and shall be aimed downward and away from property line except for sign and landscape lighting.

**Landscape Lighting**

- a. All landscape lighting directed upward shall utilize the extension visor shields to limit the view of the lamp source.
- b. Fixtures shall be a flat black or dark bronze finish.
- c. Landscaping lighting shall only be utilized to accent plant material.
- d. All landscape lighting directed upward, shall be aimed away from property line.
- e. The landscape lighting lamp shall be an incandescent or halogen incandescent source.

**Ordinance**

- W. The landscape light lamps shall not exceed 15 watts.

**Additional Planning Items****DRB Stipulations**

- 31. Flagpoles, if provided, shall be one piece, conical, and tapered.
- 32. As part of the sales of any residential lot adjacent to a public trail, path, or commercial property, the developer shall require the purchaser to sign an acknowledgement that the property is adjacent to a public trail, path, or commercial property.

**ENGINEERING****Drainage And Flood Control****DRB Stipulations**

- 33. Demonstrate consistency and conformance with accepted drainage plans and reports from Section I, Applicable Engineering Documents and Plans.
  - a. The developer shall submit two (2) hard copies and one (1) compact disc copy of complete final plans/reports prior to final City of Scottsdale approval of the improvement plans.
- 34. Basins shall be designed such that the depth of water does not exceed 3 feet for all storm frequencies up to the 100 year 2 hour event.
- 35. Basin sideslopes shall not exceed 4:1 (ratio of 4 feet horizontal to 1 foot vertical) wherever practical.
- 36. Basins shall be designed to have positive outfall whenever practical. When positive outfall cannot be provided, then mechanical means shall be used to drain the basin. Percolation, including dry wells, shall not be allowed. Provide bleed-off calculations that demonstrate the discharge rate and the time to drain.
- 37. All 404 jurisdictional delineations shall be shown on the final improvement plans and the final drainage report drainage exhibit/plan. All areas of disturbance shall be clearly noted. A completed 404 Certification Form shall be submitted with final improvement plans. A copy of the 404 permit from the U.S. Army Corps of Engineers, including an exhibit showing the delineations, shall be submitted prior to approval of final improvement plans. Limits of disturbance and other conditions must be in conformance with the 404 permit.
- 38. All onsite erosion protection and floodwalls necessary to protect residential structures from flooding, within a given parcel, shall be constructed as infrastructure improvements for that parcel, even if they are located in a different parcel, prior to the issuance of building permits in that parcel.
- 39. Provide positive drainage away from walks and curbs along all streets.
- 40. Riprap shall be indigenous stone.
- 41. All exposed cut and fill shall be treated with eonite or equivalent.
- 42. Runoff flow from north and east must be conveyed under 132<sup>nd</sup> Street and Rio Verde Drive as per City of Scottsdale requirement, as follow:

- a) 132<sup>nd</sup> Street- Local Collector: Shall have culverts or bridges which are capable of carrying all of the peak flow of runoff from a ten-year-frequency storm and enough of the peak flow from a 25-year-storm storm beneath the roadway, so that the portion of the flow over the road is no more than six (6) inches deep.
- b) Rio Verde Drive- Parkway: Street shall have culverts or bridges capable of carrying all of the peak flow of runoff from a 50-year-frequency storm and enough of peak flow of runoff from a 100-year-frequency storm beneath the roadway, so that the portion of the flow over the road is no more than six (6) inches deep.

### Ordinance

- X. On-site stormwater storage is required for the full 100-year, 2-hour storm event. The design of the storage basin capacity shall account for any proposed landscaping improvements. The landscaping improvements within the basins shall not reduce the capacity of the basins under the required volume.
  - (1) Basin bleed-off rates shall be set so that the storage basins do not drain completely in less than 24 hours. In all cases, storage basins must drain completely within 36 hours.
  - (2) Infiltration of stormwater through the basin floor is not acceptable as the sole means of draining the basin. Stormwater storage basins should be designed to meter flow to the historic out-fall point. Where an historic out-fall point does not exist (or metering is not possible), other methods of discharge such as pumps, etc. may be considered. Dry wells shall not be used.
  - (3) Stormwater storage basins may not be constructed within utility easements or dedicated right-of-way (exceptions may be granted with written approval from appropriate utility company).
  - (4) Off-site runoff must enter and exit the site as it did historically.
  - (5) All development shall be designed to satisfactorily convey the 100-year peak discharge through the site without significant damage to structures.
- Y. If full storage of the 100 year, 2 hour storm event is not provided, then application for a Stormwater Storage Waiver for this development must be submitted to the One Stop Shop. Approval of the Stormwater Storage Waiver by the City's Stormwater Management Division will be required, and must be obtained prior to submittal of final improvement plans or final plat.
- Z. Other Stormwater Storage:
  - (1) Underground stormwater storage is prohibited unless approval is obtained from the City's Floodplain Administrator.
  - (2) Drywells are not allowed.
- AA. Street Crossings:
  - (1) Watercourse crossings for roads shall be designed to provide for 100-year access to all lots by at least one route. Accessibility will be considered to exist if it can be shown by the engineer that at the time of the peak flow, the depth of flow over the road will not be greater than 1 foot.

### Roadway, Intersection, And Access Design

#### DRB Stipulations

43. Streets and other related improvements:

STREET NAME	STREET TYPE	ROADWAY IMPROVEMENT	CURB TYPE	BIKE PATH, SIDEWALK, TRAILS
Rio Verde Drive	Parkway	See Fig 3.1-2 of DS&PM	Vertical	8-ft meandering sidewalk
132 <sup>nd</sup> Street	Local Collector	See Fig 700-3 of Design Guidelines & Policies for ESL	18" Ribbon	
Internal Street	Local	See Fig 700-5 of Design Guidelines	18"	

<b>STREET NAME</b>	<b>STREET TYPE</b>	<b>ROADWAY IMPROVEMENT</b>	<b>CURB TYPE</b>	<b>BIKE PATH, SIDEWALK, TRAILS</b>
Rio Verde Drive	Parkway	See Fig 3.1-2 of DS&PM	Vertical	8-ft meandering sidewalk
(Private)	Residential	& Policies for ESL	Ribbon	

44. Developer shall submit a Circulation Basis of Design Report to address final geometrics, roadway transitions, and sequencing of roadway infrastructure improvements for Rio Verde Drive and 132<sup>nd</sup> Street, to be reviewed and approved by the City, prior to submittal of final improvement plans.
45. Where a gated entrance is proposed, the developer shall design and construct the gated entrance in conformance with Figure 8.1-1 of the City's Design Standards and Policies Manual.

#### **Ordinance**

- BB. The developer shall submit a detailed striping and signage plan with final plans. The striping and signage plan shall include all existing improvements and striping within 300 feet of the limits of construction, and all signs, striping, or other traffic control devices proposed to accommodate phased and ultimate construction.

#### **Trails And Paths**

##### **DRB Stipulations**

46. The developer shall be responsible for coordinating the approved trail alignment with the City's Trail Coordinator. The alignment shall be determined prior to submission of final plans.
47. The developer shall construct all public trails location per the MEDCP in accordance with the DS&PM.
48. The developer shall construct all public paths (sidewalks) per the MEDCP along Rio Verde Drive in accordance with the MAG Standard Details as determined by the Plan Review Staff.
49. The developer shall provide signage for all trails per Section 7.3 of the City's Design Standards & Policies Manual. The location and design of the signs and markers shall be shown on the final improvement plans to the satisfactions of Parks and Recreation staff.

#### **Refuse**

##### **DRB Stipulations**

50. If individual (80-gallon) refuse containers are not planned for the development, the site's trash enclosures shall be constructed to City of Scottsdale's Refuse Enclosure detail.

#### **Ordinance**

- CC. Underground vault-type containers are not allowed.
- DD. Refuse collection methods, i.e., site plan circulation will be approved at final plan review.
- EE. Refuse collection can be provided by the City of Scottsdale's Sanitation Division, at 480-312-5600.

#### **Water And Wastewater Stipulations**

The following stipulations are provided to aid the developer in submittal requirements, and are not intended to be all-inclusive of project requirements.



**DRB Stipulations**

51. BASIS OF DESIGN REPORT (WATER). Before the improvement plan submittal to the Plan Review and Permit Services Division, the developer shall submit a basis of design report and plan to the One Stop Shop in Development Services. The report must be approved by the Water Resources Department **before** the developer submits the improvement plans to the One Stop Shop. The basis of design report shall conform to the Design Standards and Policies Manual. In addition, the basis of design report and plan shall:
- Identify the location, size, condition and availability of existing water lines and water related facilities such as water valves, water services, fire hydrants, back-flow prevention structures, etc.
  - Identify the timing of and parties responsible for construction of all water facilities.
  - Include a complete description of requirements relating to project phasing.
  - Identify the location of required pressure reducing valve locations as applicable, and provide the results of a pressure flow test.
52. APPROVED BASIS OF DESIGN REPORTS. **Before** the improvement plan submittal to the Plan Review and Permit Services Division, the developer shall have obtained approval of the Basis of Design Reports for Water.
53. Whenever looped or outfall lines are required outside the roadway prism, the lines shall be located in a tract (not on a lot) with a 20' water/sewer easement overlaying the alignment. These alignments shall be graded and maintained in a manner that allows access for maintenance purposes, in accordance with the City's Design Standards and Policies Manual.
54. Where walls cross or run parallel with public water mains, public sewer mains, or public fire lines the following shall apply:
- For walls constructed parallel to these pipes, the walls shall be a minimum of six (6) feet from the outside diameter of the pipe.
  - For walls constructed across or perpendicular to these pipes, the walls shall be constructed with gates or removable wall panels for maintenance and emergency access.

**Water****Ordinance**

FF. The water system for this project shall meet required health standards and shall have sufficient volume and pressure for domestic use and fire protection.

GG. The developer shall be responsible to construct all necessary water improvements for this subdivision, as outlined in the BOD report that was submitted to the City of Scottsdale's Water Resources Department and accepted by the same on December 2004.

**Bridge/Wash Crossing And Head Wall Design****DRB Stipulations**

55. All concrete headwalls and drainage structures shall be integrally colored to blend with the colors of the surrounding natural desert.
56. Bridges:
- All drainage crossings, including any configuration of box culverts or pipes that span 20 feet or more (as measured along the roadway centerline) shall be subject to review and approval by City staff.

**Additional Engineering Items**

**DRB Stipulations**

57. Trail easement shall be required for this subdivision and shall be as wide as vista corridor easement along the main wash located to the north of the subdivision.

**Construction Requirements**

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**As-Builts**

**DRB Stipulations**

58. Improvement plans that document all ongoing construction, including, but not limited to, field changes, as-built locations, or other modifications, shall be maintained at the construction site, and shall be made available to City staff for review upon request.
59. City staff may request the developer to submit as-built plans to the Inspection Services Division prior to acceptance of construction, or within one year from the date of acceptance.
60. As-built plans shall be certified in writing by a registered professional civil engineer, using as-built data from a registered land surveyor.
61. As-built plans for drainage facilities and structures shall include, but are not limited to, streets, lot grading, storm drain pipe, valley gutters, curb and gutter, flood walls, culverts, inlet and outlet structures, dams, berms, lined and unlined open channels, storm water storage basins, underground storm water storage tanks, and bridges, as determined by city staff.

**Summary Of Development Standards**

<b>Subdivision Name</b>	
<b>Zoning</b>	

	<b>Ordinance Requirements</b>	<b>Maximum Reduction Allowed</b>	<b>Amended Standards</b>	<b>(%) Proposed Reduction</b>
Min. Lot Area	70,000	25%	60,000	15%
Min. Lot Width				
Standard Lot	250'	25%	187.5	25%
Flag Lot			20'	
Maximum Building Height	24'	25%	24'	
Min. Yard Setbacks				
Front Yard				
Front (to face of building)	60'	25%	45'	25%
Front (to face of garage)	60'	25%	45'	25%
Front (corner lot, side street)	60'	25%	45'	25%
Front (corner lot, adjacent to key lot, side street)	60'	25%	45'	25%
Front (double frontage)	60'	25%	45'	25%
Side Yard				
Minimum	30'	25%	22.5'	25%
Minimum aggregate	60'	25%	45'	25%
Rear Yard				
Standard Depth	60'	25%	45'	25%
Min. Depth (% of difference which can be occupied)				
Distance Between Buildings (Min)				
Accessory & Main	10'	25%	10'	
Main Buildings/Adjacent Lots	60'	25%	45'	25%
Maximum Wall Height				
Front	3'	25%	3'	
Side	8'	25%	8'	
Rear	8'	25%	8'	
Corner side not next to key lot	8' on pl	25%	8' on pl	
Corral fence height (on prop line)	6' on pl	25%	8' on pl	
Development Perimeter Setbacks				
Notes & Exceptions See Legislative Draft for approved Development Standards.				